

SPRING SELLING PROMISES TO BE BEST IN YEARS

O'Hara, Specialist in Nearby Property, Says Indications Are Good.

Walter O'Hara, specialist in nearby Virginia properties, said yesterday that judging from present indications this spring promises to be the most active in recent years in the sale of dwellings and building lots in this section. The following

transfers were reported by this office during the past week:

John E. Thomas purchased a seven-room dwelling located on Fairfield street, Cherrydale, Va., from John L. Beardmore. A six-room dwelling on McKinley street, Ballston, Va., was sold by Eugene Pearce.

A ten-room dwelling with large lot, known as the old Hagan property, located at Bolivar station, near Clarendon, was purchased by Emilie Gibson from Victor H. Dodge. Nicholas O'Connell purchased from Mrs. Sara R. Carey a large residence with four acres of ground located at Potomac station, just west of Falls Church. A house with large lot at Barcroft, Va., was purchased by Mrs. Elsie May from Frank Keely.

A new modern bungalow containing six rooms with five and one-half acres of ground located near Livingston heights, and overlooking the Washington Golf and Country Club, was purchased by Lieut. Robert W. Ferrell from Mrs. Jane E. Grunwell.

F. P. Mann sold a six-room house located on Oak street, West Falls Church, Va., to R. J. Craft. A large lot at Arlington Park, adjoining Clarendon, Va., was sold for J. W. Wolcott to H. D. Crocker.

A modern home on a lot 100x200 located on Oak street, West Falls Church, Va., was sold for Mrs. Margarette de Perry to C. B. Koons.

In addition to the above sale a number of lots were sold on the subdivision opened at Aurora Hills last week to purchasers who intend to erect dwellings thereon this summer.

6 HOUSES SOLD IN LAST WEEK BY W. S. PHILLIPS

Other Transactions Include Transfer of Five Lots in Cleveland Park.

The office of William S. Phillips, 1409 New York avenue, transferred six more of their new houses at Ninth and Longfellow streets northwest during the last week:

803 Longfellow street was purchased by Earle E. Mottern; 805 Longfellow street was purchased by Mario B. Esch; 807 Longfellow street was purchased by Benjamin Grady; 819 Longfellow street was purchased by Jackson Harris; 821 Longfellow street was purchased by A. S. Brown; 827 Longfellow street was purchased by Paul E. Mahan.

Other properties transferred by this office during the last week were: James T. Wallace purchased one of the new eight-room tapestry brick houses recently completed by Wenger Bros. at 1517 Varnum street northwest.

Mrs. Sophie Gundershimer purchased from William W. Campbell the six-room brick house at 723 Quincy street northwest.

C. O. Franeky purchased from Arthur C. Bridges premises 42 Seaton place, northwest, a six-room brick house with furnace heat and electric lights.

Mrs. Agnes S. Bernard purchased from the Cleveland Park Congressional Church five lots on Ordway street, Cleveland Park.

Albert G. Clark purchased one of the new houses recently completed by John Schriener & Bro. at 114 Kentucky avenue southeast. This is a six-room-and-bath house, containing all modern conveniences.

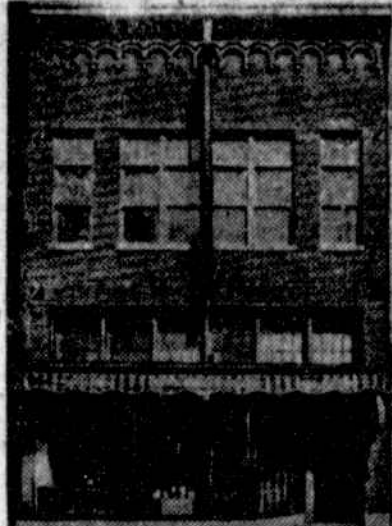
Carl Beuchert purchased from George F. Beck the modern six-room house at 819 Otis place northwest.

Mrs. Flora M. Wilson sold to Arthur C. Bridges premises 129 U street northeast a six-room brick house, containing hot-water heat and electric light.

Dennis McCarthy purchased from Oscar H. Robey premises 2918 Georgia avenue northwest.

John H. Smith purchased from George T. Milledge premises 2244 Q street northwest.

New Store For L. T. Jones



New bedding store for L. T. Jones, located at 931 H street N. W. The building was designed by O. Harvey Miller.

FEWER ADMIRALS BUT MORE TEACHERS WANTED

PARIS, April 13.—"Give us fewer admirals and more university professors" is the demand of one of the weekly political reviews. The paper cites Le Journal as to the plentiful crop of admirals in the French navy.

"At Brest there is a vice admiral, two contra-admirals, another admiral commanding the division of schools, a post recently created to occupy more admirals; a fifth admiral commands the division of the Voltaire, Diderot and Condorcet, old eggshells out of fashion and without value; a sixth admiral commands the cruisers Michelet and Victor Hugo, which are not worth more."

"On the other hand the appropriations for our faculties and laboratories have necessitated reducing the number of professors," says e Carnet de la Semaine.

MISSISSIPPI BREAKS LEVEES IN ILLINOIS

GRAND TOWER, Ill., April 15.—Flood waters of the Mississippi broke the levee two miles south of here late yesterday. The break is understood to be comparatively slight and a force of men is at work making repairs.

According to reports here high winds on the river at Albridge were washing water over the levee there. There was no break, however.

ZONING SYSTEM IS EXPLAINED BY BOARD OFFICIAL

Y. M. C. A. Class Hears Illuminating Talk by Major Carey H. Brown.

In discussing the question of zoning the real estate class at the Y. M. C. A. this week, Major Carey H. Brown, executive officer of the zoning commission, impressed on the class the importance of a real estate broker having a clear understanding of the principles of zoning and a knowledge of its requirements.

City planning, it was explained, proceeds in two well defined directions; first, the planning of public property, such as streets, parks, public buildings, etc., and second, the control of the development of private property insofar as it affects public welfare. In the District the first phase had its inception in the L'Enfant plan and in recent years it was further developed by the highway plan, MacMillan Park plan, the work of the Fine Arts Commission, and to a certain extent by legislation in reference to grade crossings, public utilities and traffic.

The second phase, which is commonly called zoning, exercises in a comprehensive manner control of the development of private property in respect to the height, area, and use of buildings.

Means Orderly Growth.

Zoning is an attempt to provide for orderly growth and expansion of a city on a well considered plan. It endeavors to fix a place for every type of private building and wants everything in its place. This bars business from residential districts, and also restricts industrial establishments to distinct districts apart from both the residential and commercial districts. These regulations prevent the blighting of residential sections by the inroads of business, and at the same time tends to centralize business.

The many advantages of zoning have appealed to communities ranging from the small town to the largest cities in the country. It is fast being adopted along definite and constructive lines throughout the whole country. While the basic principles of zoning are very similar, each city works out the details of its regulations in accordance with local conditions.

System Yet Young.

When zoning was first adopted here, the restrictions as to area and height were based on information gathered from careful surveys and were not fixed arbitrarily, the thought being that zoning should properly follow in a logical manner the natural tendency of development.

In explaining the history of zoning, Major Brown stated that the first comprehensive system was adopted by New York City in 1916. The primary cause for zoning in that city was based in a large measure on the question of traffic. The development of the so-called skyscrapers had resulted in a concentration of population in limited areas to such an extent that it was necessary to devise some means to control it. Another primary cause was the serious inroads that the sweat shops were making in the very desirable business sections.

At the next meeting of the class the question of Ethics will be discussed by John L. Weaver.

D. C. REALTORS HOLD SPECIAL MEET THURSDAY

Alexandria Board Members Invited to Attend As Guests.

Announcement was made by John A. Petty, executive secretary of the Washington Real Estate Board, that a special night meeting of the board would be held at Wardman Park Hotel Thursday evening, April 20. This is the first meeting of the full board since February.

A very interesting program has been arranged for the meeting next week including a buffet supper.

The question of factory sites in Alexandria county and some suggestions of co-operation between the two boards will be dwelt upon.

Complete reports from the convention committee is expected by The E. Jarrell, as well as a report of the recent meeting of the National Executive Committee by William E. Shannon, who represented the local board at that meeting.

Center-Hall Bungalows Michigan Park



12th and Michigan Ave. The only bungalows in Washington where the bedrooms do not open into the living room and dining room, and where the bathroom has the privacy demanded by people of refinement.

House 34 foot front, brick foundations—not tile or cement. Area entrance to cellar—not grade entrance. Stairs to floored attic, with 6 windows (room for 2 more rooms). Diagonal sheathing to roof. "Cypress" weather board—not pine. Hardwood trim. Roofs guaranteed 20 years. Steel beam construction. Heating guaranteed—no dust. Plumbing connected with city sewers. These are the best located, designed and constructed properties for the money on the market. Over sixty sold. Terms: \$1,000 cash and \$75 a month, including taxes and all interest. Take the 11th or F or North Capitol St. car marked "Brookland" to end of route. One car fare; 20 minutes from 9th and F sts., or call Main 6955 for automobile.

For sale by Realtor or Owner.

Middaugh & Shannon, Inc.

Woodward Building 15th and H

No Place Like Home; No Home Like Ours.

Completes the Kitchen

Belknap S. Smith

Representative.

F 4615 924 14th st.

For Sale---Vacant

On S St., near New Hampshire Ave. Stone foundation, brick construction; 3 stories, containing 10 rooms; has gas and electricity and first-class hot-water heating apparatus; lot is 21x100 to a paved alley; ample space for a large garage. This house is unusually well built and is in excellent condition, having always been occupied by the owner. Is clear of any trust and terms could be arranged to responsible purchaser.

\$16,000—Subject to an Offer

Thomas J. Fisher & Company, Inc.

738 15th Street N. W. Main 6830

A Beautiful Bungalow Where You Can Really Live

Of the center hall type, containing 6 rooms and tiled bath; large reception hall and 2 lovely bedrooms. Hot-water heat, electric lights and large cellar with laundry tubs. The house is hardwood trimmed throughout and has a well-kept lawn and garage. A fine place to let the children grow up.

\$1,250 Cash \$7,500 \$60 Per Month

Two blocks from cars, just off National Highway. Lot 150x140 ft.

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DAVIS & STEELE

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PROPOSED MASONIC TEMPLE TO GEORGE WASHINGTON

MT. VERNON

ROSEMONT

BOULEVARD

MILITARY ROAD

HIGHWAY BRIDGE

To Settle An Estate I Am Offering a Limited Number of Choice BUILDING LOTS AT George Washington Park OVERLOOKING ROSEMONT

20 MINUTES BY AUTO, BUS or TROLLEY.

Incomparably the most beautifully situated sub-division in any city in the East. Nestled on the summit of the highest of the Virginia hills, commanding a magnificent view of Washington, the Potomac river and the surrounding country for miles. Every lot has a Million-Dollar View.

In addition to its superb location, its beautiful surroundings, its freedom from mosquitoes, and its high-toned neighborhood—a magnificent monument to George Washington and a gorgeous Park OF THIRTY ACRES is now under course of construction which will cost approximately—

Three Million Dollars

—on the very property on which the lots are located, many of the lots bordering on the park. None more than three squares away.

20 Minutes by Trolley, Bus or Auto From the Center of Washington

A delightful community of many beautiful homes—an environment of refinement and comfort. Every city convenience will be provided, accessible to all churches. School on property.

While you are buying purchase a site worth while—one that will be sure to double in value and on which you will be proud to live.

Terms to Suit Purchasers

It makes no difference how much or how little you want to pay. Terms to suit YOU will be made.

This property is worth today at the lowest valuation 75c per square foot, but to settle an estate I am authorized to

BEGIN SELLING AT 15c PER SQ. FT.—making some of the lots as low as—\$450 PER LOT

This price will be increased as sales progress. Remember, you are buying direct from owners, thereby saving the promoter's 150%, which accounts for this remarkably low price.

Come Out Sunday Agent On Grounds All Day

HOMES BUILT AND FINANCED

HOW TO GET THERE FOLLOW THE ARROWS

HOMES BUILT AND FINANCED

By Trolley—12th and Pa. Ave. N. W. (Alexandria and Mt. Vernon car) and get off at Rosemont. By bus every half hour 12th and Pa. Ave. By auto, go to Highway Bridge and FOLLOW THE ARROWS.

Parties taken to property by auto any week day by appointment, by phone or mail.

GEORGE WEDDERBURN

Agent

1321 G Street N. W. Main 8186

OUT OF 300 LOTS ONLY 90 LEFT

HOME OF DR. OUTCAULTS

HOME OF CHAS. H. SMITH

HOME OF HENRY WILDT

A FEW OF THE BEAUTIFUL HOMES IN GEORGE WASHINGTON PARK